

- 16. 2008SP-007U-10**
Ransom School
Map 104-10, Parcel 047
Subarea 10 (2005)
Council District 25 - Sean McGuire

A request to rezone from RS7.5 to SP district property located at 3501 Byron Avenue and abutting Ransom Avenue and Richardson Avenue (1.99 acres), and within the Elmington Place Neighborhood Conservation Overlay and I-440 Impact Overlay, to permit the conversion of the former Ransom Elementary School building and site into a residential development not to exceed 11 dwelling units total, requested by the Metro Planning Department, on behalf of Councilmember Sean McGuire.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Residential (SP-R) district property located at 3501 Byron Avenue and abutting Ransom Avenue and Richardson Avenue (1.99 acres), and within the Elmington Place Neighborhood Conservation Overlay and I-440 Impact Overlay, to permit the conversion of the former Ransom Elementary School building and site into a residential development not to exceed 11 dwelling units total.

The Council Bill was filed for this request while it was still under review. Since the filing, the Councilmember has met with the community and has requested that the Council Bill be revised to reduce the maximum number of units permitted on this site from 18 to 11. Although the currently filed ordinance states that 18 units would be permitted, a substitute ordinance has been prepared, and can be filed prior to the Council's vote on third reading, that limits the total number of units to 11.

Existing Zoning

RS7.5 - RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

Proposed Zoning

SP-R District - Specific Plan-Residential is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes multi-family units within the existing building or single-family units.

GREEN HILLS/MIDTOWN COMMUNITY PLAN

Residential Medium Density (RM) RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Consistent with Policy? Yes. The proposed maximum of 11 units and range of housing types proposed fit within the density range and type of housing intended by the RM policy. The proposed density is 5.78 units per acre and the RM policy could support up to 18 units on this site or 9 units per acre.

PURPOSE OF THE SP-R - The Ransom School building, currently known as the Randall Learning Center, is being offered for sale by the Real Property Services Division (RPS) of the Metro Finance Department. There are tight time constraints on this request as RPS intends to close the current auction to sell the property on March 18, 2008. This means that the SP bill must be on the March 4, 2008, Council Public Hearing agenda, and on the Planning Commission's February 28, 2008, agenda in order for potential buyers to understand the type of development that will be permitted on this property.

The intent to rezone this property to SP is to apply a plan to the property that will serve two purposes. First, the plan is intended to provide potential buyers with some certainty as to what type of development is possible on the property. The land was previously offered for sale by RPS but there were no bidders.

The second purpose of the proposed SP is to provide the neighborhood with a similar level of certainty. Through the SP zoning, they and the Councilmember will establish a range of uses and development forms that will allow re-use of the property and protect the interests of the neighboring property owners.

SITE HISTORY The building, named for John B. Ransom, a prominent Nashville businessman, is now vacant. Ransom School served grades kindergarten through four until it closed in 1974. In recent years, the building was renamed the Randall Learning Center and used for professional development of Metro schoolteachers.

In 2002, the Metropolitan Historical Commission determined the school was eligible for the National Register of Historic Places, a registry of cultural resources worthy of preservation maintained by the National Park Service. It is also identified as a historical resource in the Green Hills-Midtown Community Plan adopted by the Metro Planning Commission on July 28, 2005.

The property is located within the Elmington Place Neighborhood Conservation Overlay district which governs modifications to the existing structure and additions to the property. It is also within the I-440 Impact Overlay District (Impact Area 1) which serves to support the existing neighborhood by limiting development to the maximum development density supported by the long-term land use plan. In addition, there are NES distribution lines on the eastern edge of the property within a substantial easement. A portion of the building is within the easement. This portion of the building can be rehabilitated, but any new development must remain outside of the easement.

The proposed SP zoning district will enable the property to be redeveloped consistent with the Conservation Overlay, the I-440 Impact Overlay District, and the Community Plan. Through the final SP site plan review and approval process, the unique characteristics of the Ransom School property can be sensitively addressed through the location, integration, and arrangement of buildings and parking.

PLAN DETAILS

Existing Building As noted above, the building is eligible for the National Register of Historic Places. It is up to the Metro Historic Zoning Commission to approve demolition of any portion of the existing building deemed non-historic or to determine if portions that are deemed historic are in such poor condition that rehabilitation or re-use is not possible. The Historic Commission staff has indicated that the preference is to preserve the historical portions of this building. The building is 27,000 square feet in size and was built in four phases. The original phase was constructed in 1918 as part of the Davidson County Schools and became a city school in 1929 and was added on to in 1925, 1932, 1951 and 1955.

Site Plan The Community, the Councilmember, and staff from the Historic Zoning Commission have held a number of meetings to discuss the potential uses of this site. Three scenarios have been agreed to.

1. The existing building can be rehabilitated to accommodate 11 units.
2. Regardless of whether any portion of the school is demolished, a maximum of 11 units can be built on the site, including any units accommodated within a rehabilitated building. Any new construction must meet the requirements of the RS7.5 zoning district, the Elmington Place Conservation Overlay District, and the Metro Subdivision Regulations.
3. If the purchaser can demonstrate an economic hardship and the entire building is demolished, then a maximum of 11 single-family homes can be built and must meet the requirements of the RS7.5 zoning district, the Elmington Place Conservation Overlay District, and the Metro Subdivision Regulations.

Bulk Standards The bulk standards of the RS7.5 zoning district are proposed to guide development on this site. The side setback would be five feet and the rear setback 20 feet with a maximum height of three stories. New construction would not be permitted within the NES easement.

Requirements of the Final Site Plan In conjunction with the submittal of the final site plan, the applicant will need to demonstrate, through drawings and written text, how the proposed plan maximizes preservation of the building's historic features. The final site plan will need to include all existing and

proposed building elevations. These elevations and all new construction will need to comply with the Elmington Place Neighborhood Conservation Overlay district guidelines. The Metro Historic Zoning Commission will advise the Metro Planning Department on the proposed final site plan's consistency with the overlay district guidelines. As the potential layout of new construction will depend on how much of the existing building will remain, the final site plan will also need to detail access and parking requirements. **STORMWATER RECOMMENDATIONS** The Final Site Plan shall be required to have water quality measures and may be required to provide detention facilities.

WATER SERVICES RECOMMENDATION A water and sewer capacity letter will be required with the Final Site Plan. There is a public sewer line on the property that may need to be abandoned depending on the redevelopment of the site.

PUBLIC WORKS RECOMMENDATION With the submittal of a final site plan, the plan will be reviewed to insure that adequate access is available for parking and service vehicles. The developer's construction drawing shall comply with the design regulations established by the Department of Public Works prior to any final approvals and permit issuance.

NES RECOMMENDATION - No new construction shall be permitted within the NES easement.

METRO SCHOOL BOARD REPORT

Projected student generation 0 Elementary 0 Middle 0 High

Schools Over/Under Capacity - Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. While Hillsboro High School has been identified as overcrowded, no students will be generated by this development. This information is based upon data from the school board last updated April 2007.

STAFF RECOMMENDATION The proposed SP is consistent with the RM land use policy and the Elmington Place Neighborhood Conservation Overlay district. In addition, it will provide certainty for both potential buyers and the community on what type of development will be permitted on this site. Staff recommends approval with conditions

CONDITIONS

1. In conjunction with the submittal of the final site plan, the applicant shall demonstrate through drawings and written text how the proposed plan maximizes preservation of the building's historic features.
2. The final site plan may show modifications to the existing school structure and additional buildings on the property, including new construction, consistent with the Elmington Place Neighborhood Conservation Overlay district guidelines and the attached plan.
3. The final site plan shall include all existing and proposed building elevations, and such elevations shall comply with the Elmington Place Neighborhood Conservation Overlay district guidelines.
4. The Metro Historic Zoning Commission shall advise the Metro Planning Department, prior to the scheduled Metro Planning Commission meeting, as to the proposed final site plan's consistency with the Elmington Place Neighborhood Conservation Overlay district guidelines.
5. The Metro Historic Zoning Commission shall have the authority to approve demolition of any portion of the existing building deemed non-historic or in such poor condition consistent with the guidelines of the Historic Commission, the Elmington Place Neighborhood Conservation design guidelines, the attached plan, and the final site plan.
6. The final site plan shall include details of site access and parking requirements, including access for service vehicles.

7. The Final Site Plan shall be required to have water quality measures and may be required to provide detention facilities.
8. A water and sewer capacity letter shall be required with the final site plan.
9. No new construction shall be permitted within the NES easement.
10. Uses are limited to 11 residential units that may be accommodated within the existing building, a combination of units accommodated within a portion of the existing building and single-family units, or single-family units only.
11. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
12. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits

Approved with conditions, (10-0) *Consent Agenda*

Resolution No. BL2008-36

"BE IT RESOLVED by The Metropolitan Planning Commission that 2008SP-007U-10 is **APPROVED WITH CONDITIONS. (10-0)**

Conditions of Approval:

1. In conjunction with the submittal of the final site plan, the applicant shall demonstrate through drawings and written text how the proposed plan maximizes preservation of the building's historic features.
2. The final site plan may show modifications to the existing school structure and additional buildings on the property, including new construction, consistent with the Elmington Place Neighborhood Conservation Overlay district guidelines and the attached plan.
3. The final site plan shall include all existing and proposed building elevations, and such elevations shall comply with the Elmington Place Neighborhood Conservation Overlay district guidelines.
4. The Metro Historic Zoning Commission shall advise the Metro Planning Department, prior to the scheduled Metro Planning Commission meeting, as to the proposed final site plan's consistency with the Elmington Place Neighborhood Conservation Overlay district guidelines.
5. The Metro Historic Zoning Commission shall have the authority to approve demolition of any portion of the existing building deemed non-historic or in such poor condition consistent with the guidelines of the Historic Commission, the Elmington Place Neighborhood Conservation design guidelines, the attached plan, and the final site plan.
6. The final site plan shall include details of site access and parking requirements, including access for service vehicles.

7. The Final Site Plan shall be required to have water quality measures and may be required to provide detention facilities.
8. A water and sewer capacity letter shall be required with the final site plan.
9. No new construction shall be permitted within the NES easement.
10. Uses are limited to 11 residential units that may be accommodated within the existing building, a combination of units accommodated within a portion of the existing building and single-family units, or single-family units only.
11. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
12. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

The proposed residential SP is consistent with the Green Hills/Midtown Residential Medium policy, which is intended for residential developments with a density of between four and nine units per acre.”